



**VALUATION ANALYSIS** (Continued)

FIRE STATION

**SALES COMPARISON APPROACH:** (Continued)

- Public officials: Various public officials were interviewed regarding (1) existing or proposed projects which have an impact on real property values, (2) economic trends, (3) level of public services, (4) zone classifications and building standards, and (5) property tax structure and assessment districts.
- Published data: Information was gathered and studied regarding population, unemployment levels, employment centers, commercial sales data as well as rental data, and other demographic and economic factors.

Following is a summary of those sales considered helpful when estimating the value of the subject property as presently improved.

<u>Data</u>	<u>Date</u>	<u>Land Size</u> <u>Bldg. Size</u>	<u>Corner</u> <u>Built</u>	<u>Zoning</u> <u>Const'n.</u>	<u>Land/Bldg.</u> <u>Ratio</u>	<u>Sale Price</u>	<u>\$/SF Land</u> <u>\$/SF Bldg.</u>
1.	8-11	28,000 sf 9,576 sf	no 1980±	C-2 frm./stuc.	2.92:1	\$ 725,000.	\$ 25.89 \$ 75.71
		4190 Chicago Avenue, Riverside					
2.	9-11	6,480 sf 10,275 sf	no 1926	C-3 brick	0.63:2	\$ 925,000.	\$142.75 \$ 90.02
		3557 University Avenue, Riverside					
3.	9-11	36,048 sf 9,415 sf	yes 1970±	C-3 concrete	3.83:1	\$1,080,000.	\$ 29.96 \$114.71
		6570 Magnolia Avenue, Riverside					
4.	10-11	17,150 sf 9,200 sf	yes 1966	C-3 conc. blk.	1.86:1	\$ 825,000.	\$ 48.10 \$ 89.67
		6690-6694 Brockton Avenue, Riverside					
5.	1-12	9,184 sf 16,313 sf	yes 1955	C-3 frm./stuc.	0.56:1	\$1,875,000.	\$204.16 \$114.94
		3601 University Avenue, Riverside					
6.	8-12	34,720 sf 10,871 sf	no 2007	RO frm./stuc.	3.19:1	\$1,350,000.	\$ 38.88 \$124.18
		4155 Van Buren Boulevard, Riverside					
7.	11-12	22,260 sf 11,000 sf	no 1980	RO conc. blk.	2.02:1	\$ 550,000.	\$ 24.71 \$ 50.00
		5905 Brockton Avenue, Riverside					

**LIDGARD AND ASSOCIATES**  
APPRAISERS-CONSULTANTS